



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes: Regular Meeting
Monday, July 28, 2014
Merrill Seney Room, Town Hall

RECEIVED
TOWN OF THOMPSON, CT.

2014 JUL 29 P 12:45

Cheryl T. Daniels
TOWN CLERK

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Chairman Greg Lee called the meeting to order at 7:00 PM.

Roll call and seating of alternates

1. Present:

Greg Lee
Joseph Parodi

John Lenky
Charles Paquette

Christopher Nelson
John Rice

Alternate William Cacciapouti was seated for Robert Werge, and alternate Charlene Langlois was seated for Michael Krogul. There was a quorum.

Randolph Blackmer entered the meeting at 7:06 PM.

2. Absent: Michael Krogul, Peter Nedzweckas, Daniel Touchette, and Robert Werge, Sr.

3. Staff Present:

Mary Ann Chinatti, Director of Planning and Development
Alvan Hill, Interim ZEO
Tina Fox, Recording Secretary

Public Hearing: None

Approve minutes

1. **Charles Paquette moved and John Lenky seconded the motion to accept the minutes of the June 23, 2014 meeting as written.**
The motion carried unanimously.

Applications received

1. **Application 14-03:** Harold Hopkins, Thompson Rail Business Park, LLC, 225 Knowlton St., Bridgeport, CT; Map 65, Block 101, Lot 9, Zone I. Owner of Record- Estate of Mabel S. Waldron, 20 Wittshire Dr., Worcester, MA. Requesting site plan modification.
Description: Incorporate abutting 10 acre industrial parcel into 307 Reardon Road for the purpose of stockpiling material ONLY. No excavation is proposed for the 10 acres.
- a. Charles Paquette stated that he had not had sufficient time to go over the information regarding this application.
1. **Charles Paquette moved to put the application on next month's agenda. The motion was not seconded and failed.**
- b. Harold Hopkins spoke as representative of Thompson Rail Business Park.
1. Mr. Hopkins explained that the parcel being discussed received a zone change to industrial in 2013. It is a 10 acre piece of land that abuts the southerly portion of Thompson Railroad Project. The application is asking to stockpile materials onto the site that will aid in preparation of another parcel.
2. Charles Paquette asked if the land was within the 200 ft area of review of the Wetlands Committee. The answer was that The Wetlands Committee approved the project, and it was published in the paper.

3. Greg Lee asked Interim ZEO Alvan Hill to discuss his opinion on the application. Alvan Hill stated that he is concerned about the placement of stockpile and removal of the pile. He would like to see these 10 acres be legally part of the deed to 307 Reardon Rd. to make it official.
4. Mary Ann Chinatti explained that The Zoning Regulations gravel permit section does not mention stockpiling of material as a principal use, so it is an accessory use to the industrial gravel operation. You can't have an accessory use on a parcel without a principal use. Seeing as the 10 acre parcel is to be used exclusively as a stockpile for the abutting 307 Reardon Rd. site, if the commission approves it, one of the conditions should be that the 10 acres be merged with the 307 Reardon parcel by deed. Stockpiling of material is not listed specifically as a principal permitted use; Thompson regulations are permissive regulations, so if it's not specifically listed as permitted, then it's prohibited.
- c. Harold Hopkins stated that Thompson Rail plans to purchase the land; they are just waiting to see if they can use it as they hope to before they purchase it.
- d. Dan Julian stated that they wanted to get permission from PZC so that they would know whether or not they could use the land before they purchase it. The plan is to merge the land with the 307 Reardon Rd. parcel when it is purchased.
- e. John Lenky wanted clarification that the sole purpose is to stockpile material on the land, that the land will be used for nothing else, which was confirmed.
- f. John Rice asked for an estimate as to when the land will be purchased. Dan Julian answered that they are already in contract with the estate, so the purchase will be exercised immediately once the Committee approves the application.
- g. **John Rice moved and Randolph Blackmer seconded the motion to approve application 14-03 with the understanding that once the transaction of combining Parcel A and Lot 6 is approved, the land can be used as an accessory to the operation.**
 Randolph Blackmer- yes William Cacciapouti- yes Charlene Langlois- yes
 Greg Lee- yes John Lenky- yes Christopher Nelson- yes
 Joseph Parodi-yes Charles Paquette- no John Rice- yes
The motion carried.

Applications received after agenda

1. **Application 14-04:** Norman Rudzinski, 196 Labby Road, North Grosvenordale; Map 95/Block 27/Lot 17/Zone R-40.
Description: Special Permit-Gravel Mining.
 - a. Alvan Hill stated that the application was received at 2:00 PM on Friday, but that the application was missing the Wetlands application at the same time, so it is incomplete.
 - b. Greg Lee mentioned that with an incomplete application, the Committee would have 65 days to schedule the hearing, unless the Commission tables the schedule of the hearing until next month and hears from the applicant in the meantime.
 - c. **Charles Paquette moved and Greg Lee seconded the motion to table the scheduling of the public hearing until next month. The motion carried unanimously.**

Citizens' Comments: None

Reports of Officers and Staff

1. Monthly Budget Review
2. ZEO Report
 - a. Greg Lee thanked Alvan Hill for his report and for stepping in as Interim ZEO.
3. Director of Planning and Development Report
 - a. Greg Lee thanked Mary Ann Chinatti for her report, and mentioned that it was extremely helpful.

Correspondence – (*sent only via email)

- a. Agenda: Planning and Zoning Commission, April 23, 2014.
- b. Minutes: Planning and Zoning Commission Sub-Committee, July 21, 2014.
- c. ZEO Report
- d. Financial Report
- e. *Agenda and Minutes: Zoning Board of Appeals, July 14, 2014.
- f. Received July 1, 2014: Webster Zoning Board of Appeals public hearing notice for Monday, July 14, 2014 at 7:00 PM to discuss an application from Jimmy's Convenience Gas Station.
- g. Received July 3, 2014: Letter from State of Connecticut, Department of Transportation, Andrew S. Morrill, to Dennis Blanchette, P.E., in regards to Proposed Residential Driveway for Cullen Silvestri.
- h. Received July 7, 2014: Email from Gail Livingstone to Thompson ZEO, et al., regarding the Voluntary Sign-In sheet at the June 23, 2014 PZC meeting.
- i. Received July 21, 2014: Woodstock Planning and Zoning Commission public hearing Thursday, August 21, 2014 at 8:00 PM, to discuss proposed changes to zoning regulations.
- j. Received July 21, 2014: Webster Planning Board public hearing notice Monday, August 4, 2014 at 7:10 PM to discuss a Special Permit Application pertaining to impervious surface more than 40% of the portion of the lot area with the Lake Watershed Protection District.
- k. Letter from Mary Ann Chinatti to Mr. Robert Messier, L.S. in regards to 0 New Rd., Assessor's Map 154/Block 3/Lot 2A, Thompson, CT.
- l. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter: Volume XVIII, Issue 3.

Signing of Mylars: None

Old Business:

1. CGS 8-24 Referral – P. Lenky, First Selectman – Town acceptance of open space, Thompson Hill Associates Subdivision, Quaddick Rd.
 - a. Mary Ann Chinatti stated that the First Selectman has withdrawn the referral. As stated in her report, they are working with Town Attorney William St. Onge to correct errors. She further stated that the access language has been worked out.
2. Bond Release Request – Rawson/New Rd.
 - a. Chairman Greg Lee recused himself as an abutter and Randolph Blackmer stepped in.
 - b. John Rice discussed that he and Randolph Blackmer arranged a meeting with Bob Messier and looked at the land. Mr. Rice did not think there was a full restoration of that gravel mining operation. Mr. Rice suggested that they do not release the bond until the land gets restored back. Messier provided him with a site modification that is now in the file.
3. **Charles Paquette moved and John Rice seconded the motion to put this under old business for next month pending the submission of an as-built survey.**
 - a. John Rice mentioned that we would like to see the ZEO notify the owner of this decision.
 - b. Randolph Blackmer stated that the land has a significant amount of vegetation and it looks like it wasn't graded very well. He did not want to see the whole thing be torn up and re-graded.
 - c. John Rice stated that there are only a couple of areas that needed to be leveled off, and that he does not remember PZC ever requiring an as-built to release a bond.
 - d. Charles Paquette asked Mr. Rawson how many acres the land was; the answer was that the land is about 55 acres, plus a piece of the neighbor's land. Mr. Paquette stated that he would like Bob Messier to come in next month and tell the Commission how he feels about the reclamation, or to have an as-built survey required.

- e. The Commission agreed that another site-walk would be in order. Randolph Blackmer asked Alvan Hill to determine when he can do a site-walk and to notify the Commission when that will happen so that Commission members can attend.
- f. The motion by Charles Paquette and seconded by John Rice was amended to read:
Charles Paquette moved and John Rice seconded the motion to table the decision until next month after a site-review meeting.

Randolph Blackmer- yes	William Cacciapouti- yes	Charlene Langlois- yes
John Lenky- no	Christopher Nelson- yes	Joseph Parodi- yes
Charles Paquette- yes	John Rice- yes	

The motion carried.

Greg Lee returned as Chairman.

New Business:

- 1. John Rice said that he would like the bond releases discussed in Mary Ann Chinatti's report to be added to next month's agenda. There was a consensus by the Commission to add it to the August agenda.
- 2. John Lenky would like to see the phrase "Citizen's Comments" on the agenda/minutes changed to "Thompson Resident's Comments." It was discussed that Attorney Byrne would be contacted in regards to this matter.

Commissioners' Comments

- 1. Charles Paquette wanted to note the passing of John Mahon and all of the work he had done over the years for the Town of Thompson. He was a competent worker and an asset to the town.
- 2. John Rice referred to a letter from Gail Livingstone regarding the sign-in sheet at last month's PZC meeting. Mr. Rice stated that the sign-in sheet is intended to be an aid to the recording secretary to get the spelling of names correct in the minutes.

Next meeting

- 1. The next regular meeting will be held Monday, August 25, 2014, in the Merrill Seney Room, Town Hall, 7:00 PM.

Adjournment

- 1. **Christopher Nelson moved and Charles Paquette seconded the motion to adjourn. The motion carried unanimously.**
- 2. Chairman Greg Lee adjourned the meeting at 7:52 PM.

Tina Fox
Recording Secretary

Voluntary Sign-In

PZC Reg. Mtg. → July

- 1.) Joseph ~~Ph~~ Gaucher
2. Don ~~Ph~~
3. Fritz ~~Ph~~
4. Amadee Jarmolowicz
- Jayson Livingston
- Gail Livingston